

Commercial Building
2922-24 M Street, N.W.
Georgetown
Washington
District of Columbia

HABS No. DC-112

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Washington Planning and Service Center
1730 North Lynn Street
Arlington, Virginia

COMMERCIAL BUILDING

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Location: 2922-24 M Street, N.W., Washington, D. C.
(Note: M Street was called Bridge Street
in 1877.)

Present Owner: Frank J. Lavezzo.

Present Occupant: Peggy's Showroom - Draperies (Peggy Steininger).

Present Use: First floor shop; apartment above.

Statement of
Significance: This is the eastern half of double building
representative of a typical architectural
solution for commercial structures in George-
town in the later 19th century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Part of Lot 182 (Old Georgetown) present Lot 816 of Square 1196. This property was conveyed by Thomas Beall of Georgetown to the Reverend James Hunt by deed dated September 10, 1785 (Land Records of Montgomery County, 1776-1800, County Clerk's Office, Rockville, Maryland) in trust for the Presbyterian Society and members of the Church of Scotland. An act of the Maryland legislature to enable James Hunt to convey a lot called the "Church of Scotland Lot" in exchange for other land is cited in the deed. The trustees of the Presbyterian congregation did not incorporate until 1806 [Act: Congress Statutes at Large, Volume 2, Page 56 and Amendment: Statutes at Large, Volume 17, Page 73.].

1880 Deed April 24, 1880, recorded May 1, 1880
in Liber 941 folio 205
Thomas Muntz and William Smith
To
Arthur Small

1908 Deed in trust September 17, 1908, recorded
September 19, 1908 in Liber 3172 folio 417
Arthur Small, widower
To
Jesse H. Wilson
Levin H. Frey

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Though it is probable that it was intended to transfer all property belonging to the Presbyterian Society, an Act of Congress is ineffective to pass the title to real estate by this approach. The title was therefore defective. A title contains the following statement: "...from my personal knowledge of the possession of Mr. Small, who has owned the property and lived in it for more than 20 years (since 1888), I regard it as in fact good in substance..."

There then proceeds a release of the above mentioned deed in trust dated November 12-15, 1910.

- 1918 Deed November 20, 1918 recorded November 22, 1918
in Liber 4142 folio 16
Arthur Small, widower
To
Agostino B. Lavezzo
1962 Agostino B. Lavezzo - Deed
To
Frank J. Lavezzo (2922 M Street)
Agostino B. Lavezzo - Deed
To
David J. Lavezzo (2924 M Street)

2. Date of erection: 1870-1880.

The deed dated April 24, 1880 and recorded May 1, 1880 from Thomas Muntz and William Smith to Arthur Small (Recorder of Deeds District of Columbia, Liber 941 folio 205) relates that "...by certain conveyance October 7, 1879 (Recorder of Deeds Liber 926 folio 232) certain lot fronting 48' on Bridge Street was conveyed to Arthur Small and said Small did by said deed covenant to stand seized of 2 undivided thirds of same to use of 1st parties that parties of 1st and 2nd parts did jointly erect on said ground 3 dwelling houses leaving a front of 16' each on Bridge Street - that said parties have agreed upon a partition under terms of which the easternmost 16' front by depth of 110' to 10' alley of said 48' so conveyed to Small was to become property of said Thomas Muntz and the westernmost part of like dimensions to become property of said William Smith and the center 16' by added depth with the dwelling thereon was to remain to said Small..."

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3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations: None.
6. Important old views: None.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

2922 M Street

1915-1923 Morris Segal, cigarmaker
1925-1935 Charles W. Morrison, paints
1936-1941 John T. Gessling
1942-1943 Mrs. Sadie Herling, second hand clothes
1948-1956 Frank Miller, used clothing
1960-1962 Georgia E. Luthy, used furniture
1964-1966 Peggy's Showroom, drapes

2924 M Street

1915-1918 Furr Meyer, clothing
1919-1920 Mrs. Bessie Beavers
1921-1922 Mrs. Annie Askinwall
1923-1928 Samuel Rogers, sheet metal
1930-1931 Cummings Tire Company
1932 George M. Wall
1933 William R. Smith, printer
1934 Ernest V. Cooke, printer
1935 Robert G. Noble, tire repair
1936 City Wholesale Drug Company
1937 Morris Berry, tailor
1938 Helen D. LaMonte
1939-1960 William F. Butler, electrical contractor
1964-1966 Wayne's Radio and TV Company

Prepared by Dr. James Philip Noffsinger
Architect
National Park Service
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A typical Georgetown commercial structure in plan and function, the building is distinctive by virtue of its unusually ponderous and elaborate brick work. The more commonplace shop fronts provide insufficient visual support for the massive effect of the masonry above.
2. Condition of fabric: Good; brick is in excellent condition.

B. Technical Description of Exteriors:

1. Overall dimensions: 32'-6" (four-bays) x approximately 65'; two stories.
2. Foundations: Stone.
3. Wall construction: Brick front is among the most elaborate in the commercial area. Piers of common bond define bays, within which are window apertures. Between piers above windows is decorative belt composed of two corbelled courses above and below diagonally-laid stretchers. Above this, three separate corbelled belts form base for decorative eave brickwork.
4. Porches, stoops, bulkheads, etc.: Shallow wooden balcony with ornamental cast-iron railing spans front at second floor; balcony supported by four wooden brackets and bay windows of adjacent shops.
5. Chimneys: Brick chimneys 1'-8" x 2'-4" cannot be seen from street grade.
6. Openings:
 - a. Doorways and doors: Doors are rather deeply recessed within wooden frames. Hall doorways 2'-8" wide have four-paneled wooden doors and single-paneled transoms. Wooden shop doorways 4'-6" wide frame glazed double doors, each with single lower panel, and three-paneled transoms, one of which is now blocked for air conditioner.
 - b. Windows and shutters: Shop windows are projecting bays; fixed wooden sashes set above single-paneled bases. Upper windows have two-over-two-light double-hung wooden sashes set within elongated openings under low segmental arches. Stretcher-brick hood moldings embrace upper quarters of openings. No shutters.

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7. Roof:

- a. Shape, covering: Roof slopes gently to the south; covering unknown.
- b. Framing: Unknown.
- c. Cornice, eaves: Three projecting brick belts supporting vertical course set at forty-five degree angle to front plane and single stretcher course capped by low molded metal strip form complex cornice divided vertically into equal sections by five brick corbel motifs. Two easternmost vertical elements retain original metal terminations ornamented with animal masks.

C. Technical Description of Interiors: Typical side hall plan; upper rooms open off stair halls. Marble mantelpiece in front room of apartment; plaster centerpiece for gas chandelier remains on ceiling.

D. Site:

1. General setting and orientation: The building faces north on M Street between 29th and 30th Streets not far from the eastern border of Georgetown. It is a noteworthy structure in its neighborhood of reasonably stable but undistinguished buildings.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson
Student Assistant Architect
National Park Service
September 1, 1966